

May 10, 2018



Talbot County Planning Commission

Final Decision Summary

Monday, April 9, 2018 at 5:00 p.m.

Conference Room 1

215 Bay Street, Easton, Maryland

Attendance:

Commission Members:

John N. Fischer, Jr., Chairman
Paul Spies, Vice Chairman
William Boicourt
Michael Sullivan (absent)
Phillip "Chip" Councill

Staff:

Mary Kay Verdery, Planning Officer
Miguel Salinas, Assistant Planning Officer
Tony Kupersmith, County Attorney
Carole Sellman, Recording Secretary

1. Call to Order—Commissioner Fischer called the meeting to order at 5:05 p.m.

2. New Business

a. Work Session—Chapter 190, Zoning, Subdivision and Land Development Ordinance (Continuation)

Ms. Verdery guided the Planning Commission through changes in the Ordinance including taking out the word "apartment" in the accessory dwelling unit section; allowing minor site plans for a use expansion up to 3,000 sq. ft.; adding Non-Conversion Agreement to the Terms Defined section; adding Unconditioned Space to the Terms Defined section; and changes to the inoperable vehicles land use and farm market definition.

Regarding growth allocation, Ms. Verdery noted that the County Council has concerns about the County having an adequate amount available. There is existing language that a Town can only get the amount they were initially entitled per Table VII-3 in the updated draft, although a Town can request supplemental allocation up to a certain amount.

Regarding Short-Term Rentals, Ms. Verdery explained that: 1) notice will include the Code Compliance Officer; 2) a notice will be provided to renters stating they are in a Residential Neighborhood; 3) new licenses will expire in one (1) year; 4) renewals are up to two (2) years; and 5) all licenses expire on December 31st.

There was discussion to reduce the maximum size of the proposed On-Farm Restaurant land use, including a revision to the maximum size from the original 4,000 sq. ft. to 2,000 sq. ft.

The Planning Commission recommended eliminating the On-farm restaurant land use from the land use table.

The Planning Commission recommended keeping the Property maintenance and landscape contracting land use as a Special Exception in the conservation districts, with the exception of the RC zoning district.

The Planning Commission supported reducing temporary carnivals, weddings and similar events under the Permitted Temporary Uses and Events land use from 12 events to 6 events per calendar year.

The Planning Commission recommended expressing to the County Council the importance of a Short Term Rental Review Board and to establish parameters for who must be on the Board. The Planning Commission also recommended removal of the requirement that Short-Term Rentals can only be in a primary structure that exists as of the date of this Ordinance

Regarding event venues, Ms. Verdery reviewed the proposed standards for two categories of event venues: Event Venue, Accessory and Event Venue, Accessory to Agriculture. The Planning Commission discussed the potential of having large event venue buildings on waterfront properties (RC and WRC zoning districts). The Planning Commission discussed the potential rezoning of the Talbot Country Club, RDC Harbourtowne, and the yacht club. Staff explained if they become commercially zoned, it creates potential for new commercial options adjacent to existing RR zoned districts. Staff explained another option is the STAR Legislation, which RDC Harbourtowne could use. The Planning Commission discussed the potential to allow event venues for existing country clubs, yacht clubs and marinas in the RR and having a date established, such as the date of the adoption of the updated Chapter 190, to specify which existing commercial uses can have an accessory event venue.

The Planning Commission agreed to separate Event Venues into two categories: Event Venue, Accessory and Event Venue, Accessory to Agriculture.

The Planning Commission recommended that the Event Venue, Accessory be permitted by Special Exception in all zoning districts for certain existing land uses.

Ms. Verdery reviewed items which the public recommended regarding noise levels and requirements. Commissioner Boicourt stated it appears to be premature to consider these items as the noise ordinance is not in place. It was noted that the Special Exception process would allow opportunities for conditions or standards to be set for individual properties and a noise compliance plan should show consistency with the noise ordinance. It was suggested that that businesses be

equipped with sound monitoring equipment and to use the conditions from a Special Exception as an enforcement mechanism.

The Planning Commission recommended to permit Restaurants, Bars and Nightclubs with Outdoor Music as a Special Exception and to require a noise compliance plan for amplified music.

The Planning Commission recommended that for Inns no more than 2 guest rooms be permitted in detached structures and that no cooking facilities allowed in guest rooms, for inns.

The Planning Commission recommended adding provisions that: 1) Short-Term Rentals not be permitted within 500 feet of another licensed Short Term Rental; and 2) Short-Term Rental cannot rent to more than one booking party within a seven day period.

Ms. Verdery asked the Commissioners to review the companion matrix document and make comments, by Monday close of business.

Commissioner Councill moved to: 1) repeal Talbot County Code, Chapter 190, “Zoning, Subdivision and Land Development” in its entirety; and 2) enact an entire new Chapter 190, “Zoning, Subdivision and Land Development” to implement zoning controls and regulations consistent with and pursuant to adoption of the 2016 Talbot County Comprehensive Plan. Commissioner Boicourt seconded the Motion. The Motion carried unanimously.

Commissioner Councill moved that subject to non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling and internal or external references or citations that are incorrect or obsolete, by Planning Staff with no further action by the Commission. Commissioner Boicourt seconded the Motion. The Motion carried unanimously.

3. Adjournment—Commissioner Fischer adjourned the meeting at 8:01 p.m.